

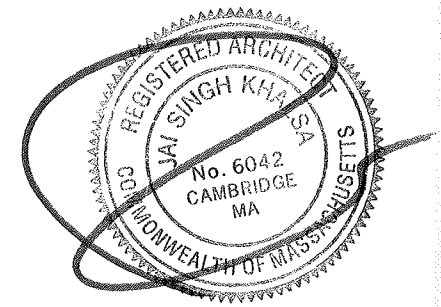
# BEACON STREET HOTEL

ADDRESS: 369-371 BEACON STREET, SOMERVILLE MA 02143

SUBMISSION: 10-30-2008



2008 NOV - 3 P 1:17  
CITY CLERK'S OFFICE  
SOMERVILLE, MA

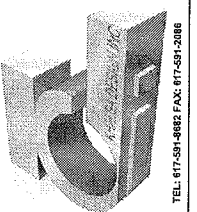


## LIST OF DRAWINGS:

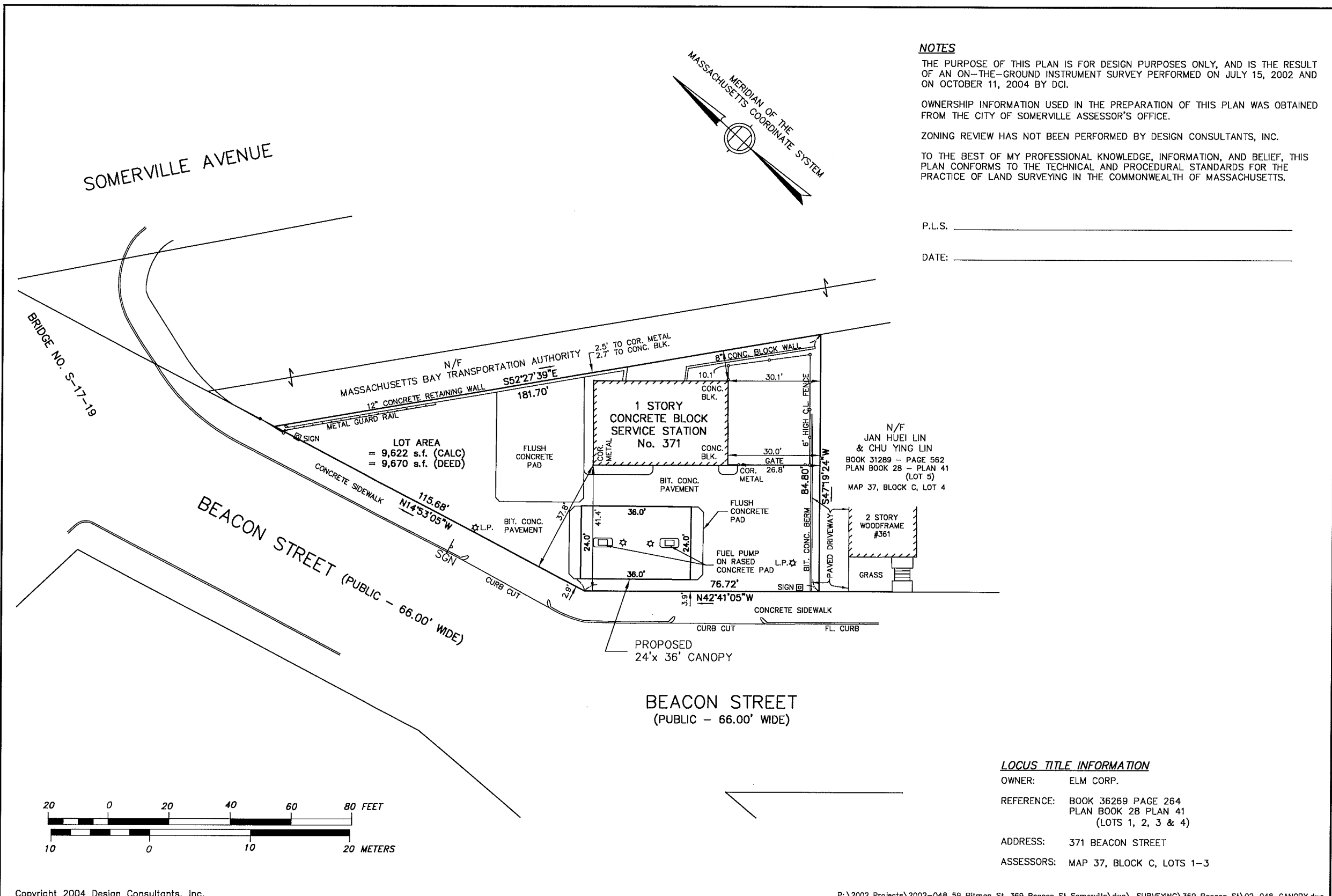
- T-0 TITLE SHEET
- C-1 EXISTING SURVEY
- A-0 SITE PLAN & ZONING COMPLIANCE
- A-1 BUILDING FLOOR PLANS
- A-2 BUILDING ELEVATIONS & PERSPECTIVE VIEWS


OWNER:  
GEORGE MAKRIGIANNIS  
PO. BOX 391111  
CAMBRIDGE, MA 02139

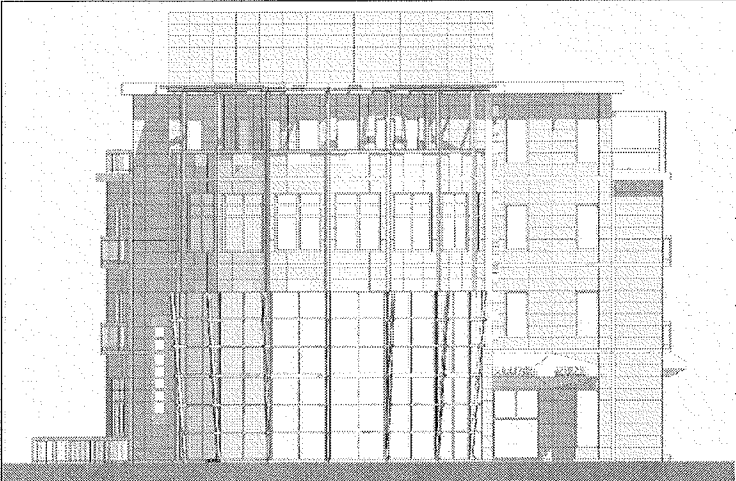
ARCHITECT:  
KHALSA DESIGN INC  
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143



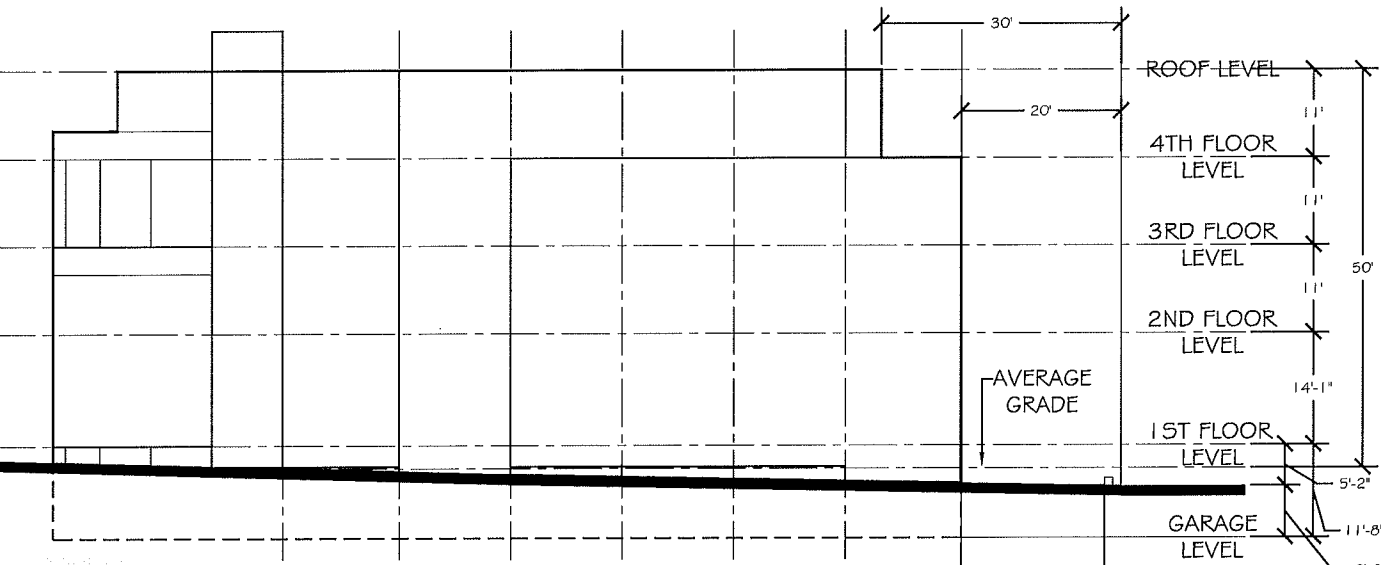
17 IVALOO STREET, SUITE 400  
SOMERVILLE, MA 02143



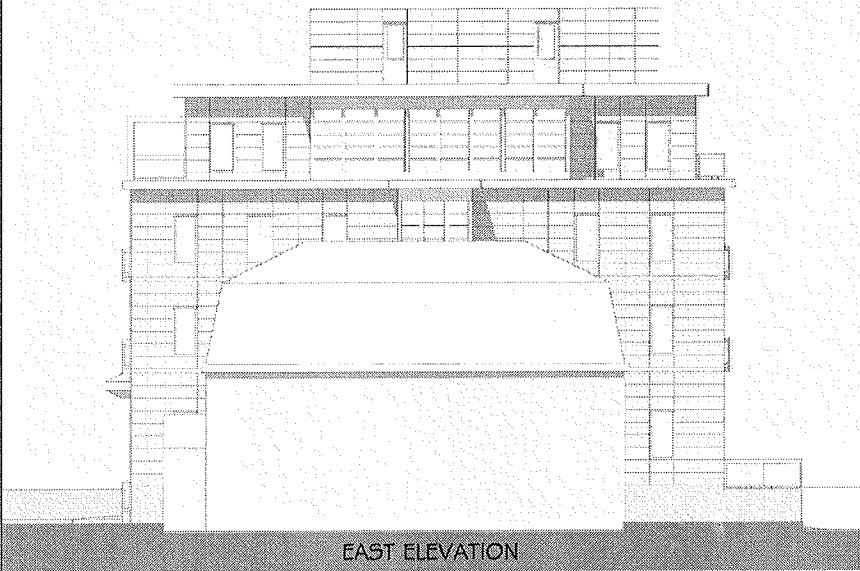
|  |   |  |   |           |
|--|---|--|---|-----------|
| Copyright 2004 Design Consultants, Inc.  |   | P:\2002 Projects\2002-048 59 Pitman St_369 Beacon St Somerville\dwg\_SURVEYING\369 Beacon St\02-048_CANOPY.dwg   |   |           |
| CERTIFIED PLOT PLAN<br>369 BEACON STREET<br>SOMERVILLE, MASSACHUSETTS<br>SURVEYED FOR<br>ELM CORPORATION | FIELD: <u>M.L.</u><br>CALCS: <u>K.M.T.</u><br>CHECKED: <u>M.L.</u><br>APPROVED: <u>E.J.C.</u> | Design Consultants, Inc.<br>Consulting Engineers and Surveyors<br><br>DESIGN CONSULTANTS BUILDING<br>265 MEDFORD STREET<br>SOMERVILLE, MA 02143<br>(617) 776-3350 | PROJECT NO.<br>2002-048                                   |           |
|  |   |  | DATE: <u>NOV 15, 2004</u>                                 |           |
|  |   |  | SCALE:<br>HORIZ: <u>1"=20'</u><br>VERT: <u>          </u> | SHEET NO. |
|  | 1 OF 1  |  |   |           |



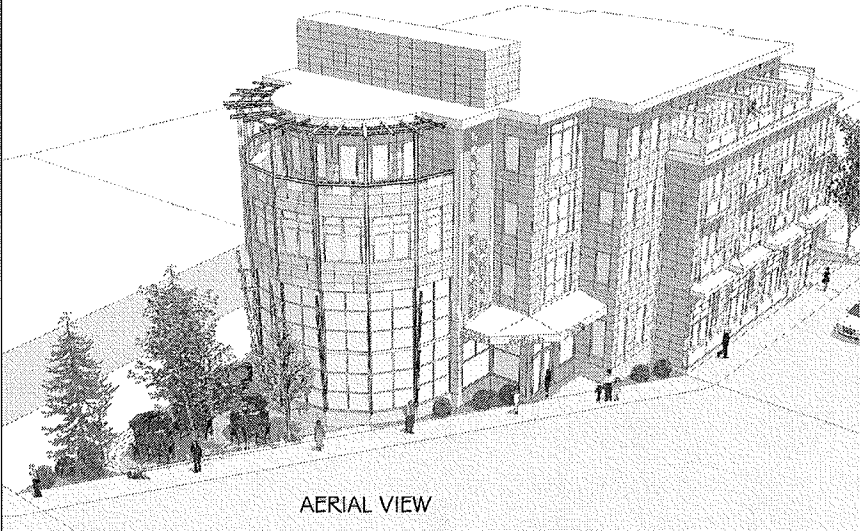
WEST ELEVATION



AVERAGED HEIGHT SCHEMATIC  
ELEVATION

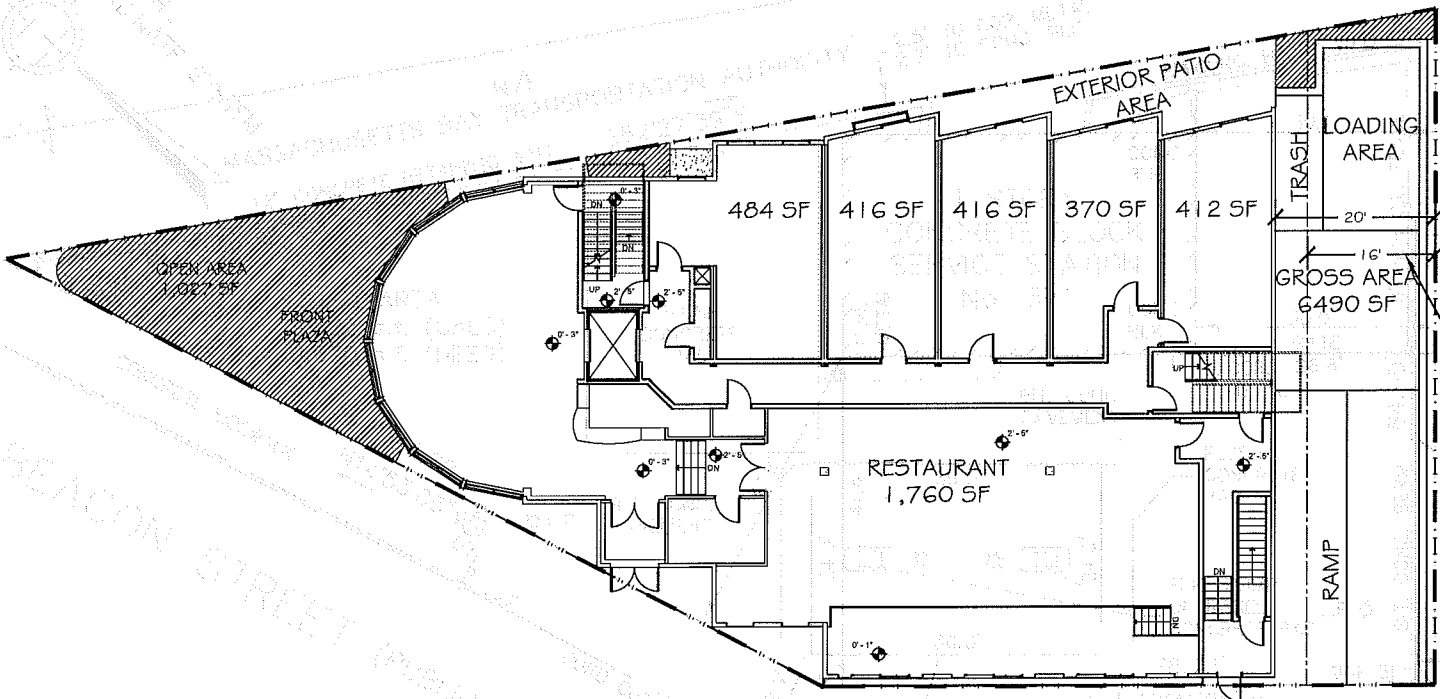


EAST ELEVATION



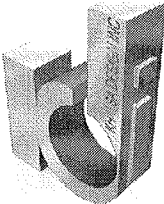
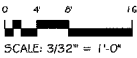
AERIAL VIEW

| BA ZONE                    | REQUIRED  | EXISTING                 | PROPOSED  | RELIEF |
|----------------------------|---|--------------------------|---|--------|
| MINIMUM LOT SIZE           | NA  | 9,670 S.F.               | 9,670 S.F.  | NONE   |
| LOT AREA PER DWELLING UNIT | 1-9 UNITS, 875 S.F. PER UNIT<br>10+ 1000 sf/du<br>(a) $\frac{9,670}{875} = 11$<br>(b) $\frac{9,670}{1000} = 9.6$  | GAS STATION              | HOTEL /RESTAURANT<br>35 ROOMS                           | NONE   |
| GROUND COVER               | MAXIMUM 80% Ground Coverage = 7,736 sf  | 21%<br>=2,101 sf         | 67%<br>=6,490 sf  | NONE   |
| LANDSCAPE                  | MINIMUM 10% OF LOT AREA = 967 sf  | 0                        | 10.6%<br>=1,027 SF                                      | NONE   |
| F.A.R.                     | F.A.R. 2.0 = 19,340SF   | FAR - 0.125<br>=1,214 sf | FAR - 1.997<br>=19,318 SF                               | NONE   |
| MAX. HEIGHT                | 4 Story, 50 feet [20.21]<br>Abutting [R] within 30 feet 3 stories 40 ft   | 1 STORY<br>15 FEET       | 4 STORY<br>50 FEET<br>3 STORY, 40FEET WITHIN 30' OF [R] | NONE   |
| FRONT YARD SETBACK         | 0   | 30                       | 0   | NONE   |
| SIDE YARD SETBACK          | NA [12] 1/3h OR 15 Ft   | VARIES                   | VARIES  | NONE   |
| REAR YARD SETBACK          | 10 Ft + 2 Ft/story above ground floor   | 30 FEET                  | 16 FEET   | NONE   |
| MIN. FRONTAGE              | 0   | 90+ FEET                 | 90+ FEET  | NONE   |
| PARKING                    | .8/ROOM+1/110SF OF RESTAURANT + 0.5 per HOTEL EMPLOYEE AT PEAK TIME. 35RMx8=28PS; 6 EMPLOYEES=3PS<br>RESTAURANT 1,760SF/110SF=16PS<br>ACCESSORY USE TO HOTEL 16PS x .25 = 4PS<br>TOTAL REQ.=35PS<br>REDUCE BY 20% DUE TO PROXIMITY TO PUBLIC "T"<br>28 TOTAL PS REQUIRED<br>SECTION 9.15: 15-200 PS = 1 BIKE SPACE FOR EVERY 10 PS.<br>28 PS = 3 BICYCLE SPACES |                          | 28 PARKING SPACES<br><br>3 BICYCLE SPACES PROVIDED      | NONE   |

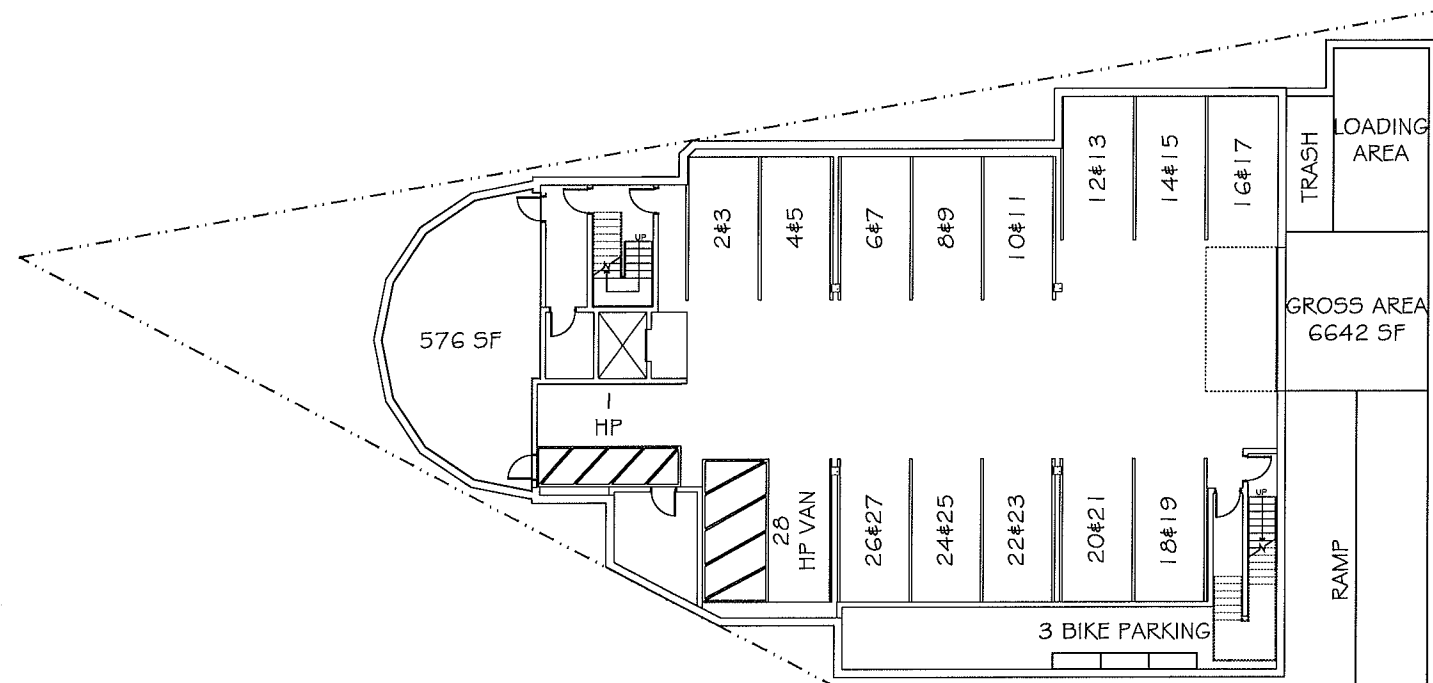


|                |           |                    |
|----------------|-----------|--------------------|
| AREA SUMMARY   | GARAGE    | 6,642 SF - 576 FAR |
| 1st FLOOR      | 6,490 SF  |                    |
| 2nd FLOOR      | 5,641 SF  |                    |
| 3rd FLOOR      | 6,522 SF  |                    |
| 4th FLOOR      | 4,919 SF  |                    |
| TOTAL FAR AREA | 24,146 SF |                    |
| FAR - 20%      | 19,318 SF |                    |
| ROOMS          | 35        |                    |
| RESTAURANT     | 1,760 SF  |                    |
| PARKING        | 28        |                    |
| OPEN AREA      | 1,027 SF  |                    |

SITE PLAN

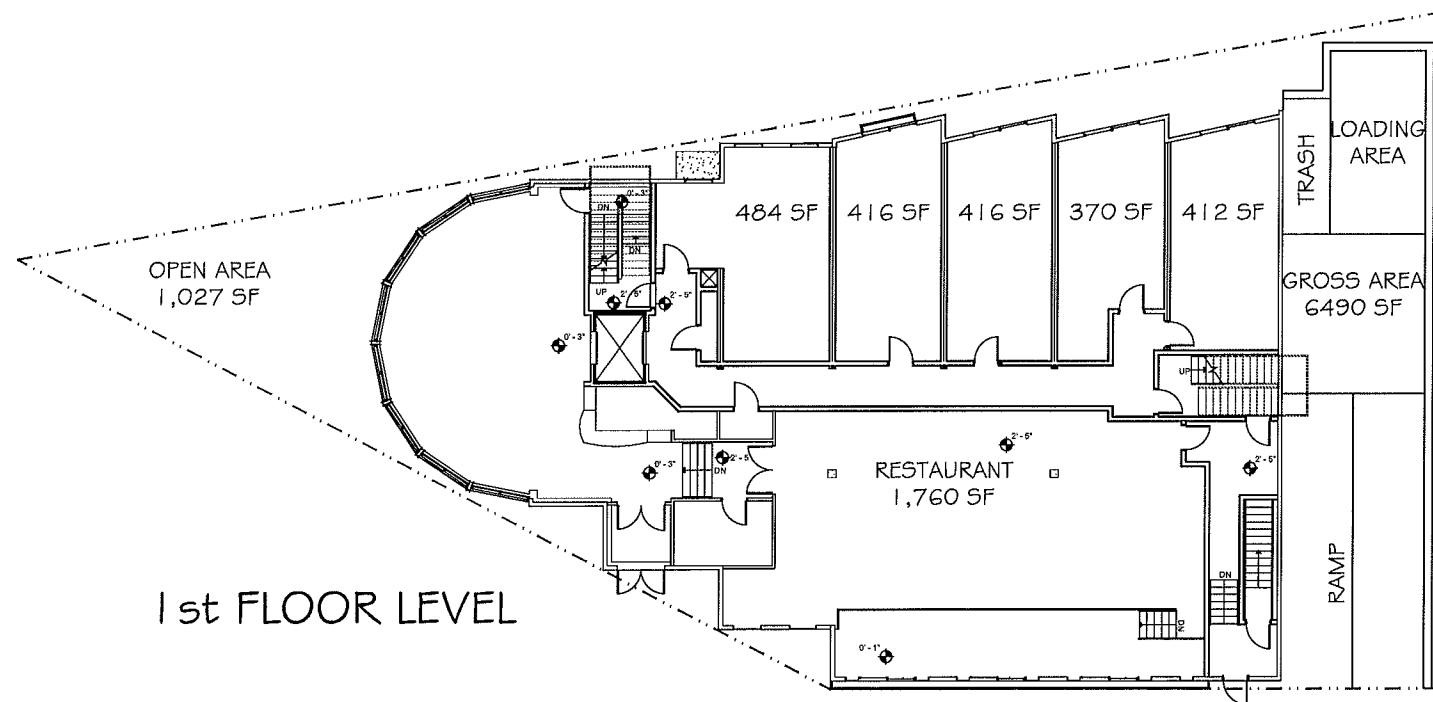


17 WALDO STREET, SUITE 400  
SOMERVILLE, MA 02143



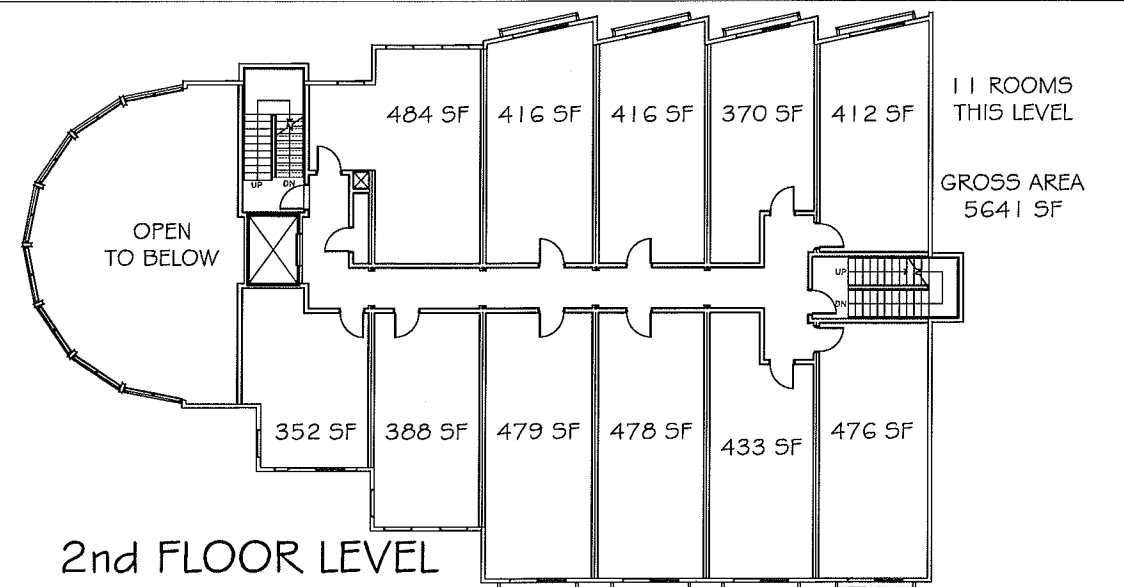
GARAGE LEVEL

**PARKING SUMMARY**  
 0.8/ROOM+1/110SF OF RESTAURANT  
 35RMx.8=28 PS  
 1,760SF/110SF=16PS  
 ACCESSORY USE TO HOTEL: 16x.25=4  
 .5PS / Employee @ Peak Time =3PS  
 TOTAL REQ.=28 + 4 + 3 = 35PS  
 REDUCE BY 20% DUE TO PROXIMITY TO PUBLIC "T"  
 28 TOTAL PS REQUIRED

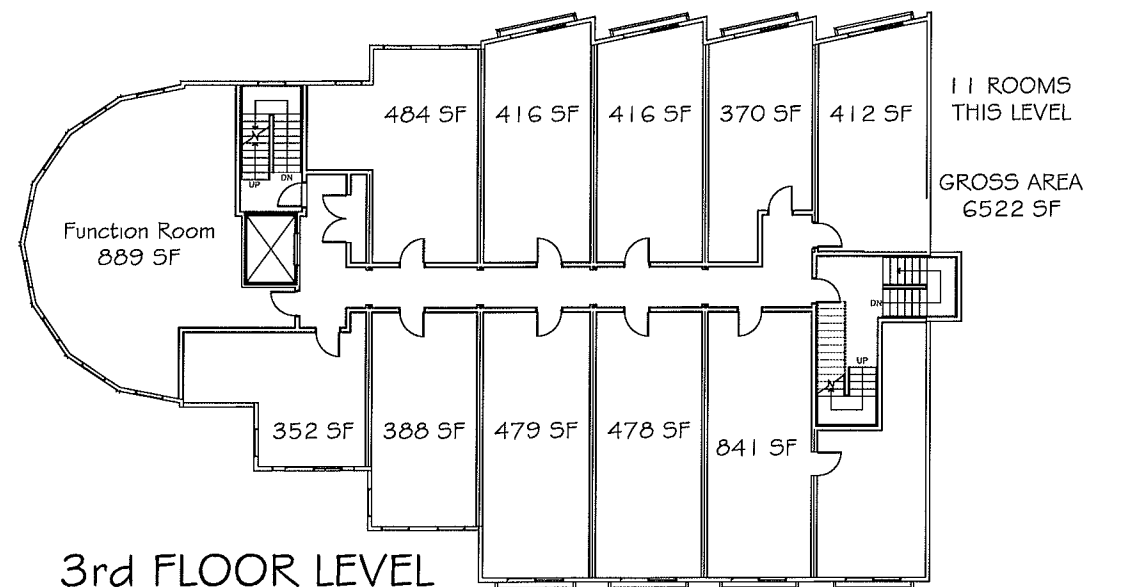


1st FLOOR LEVEL

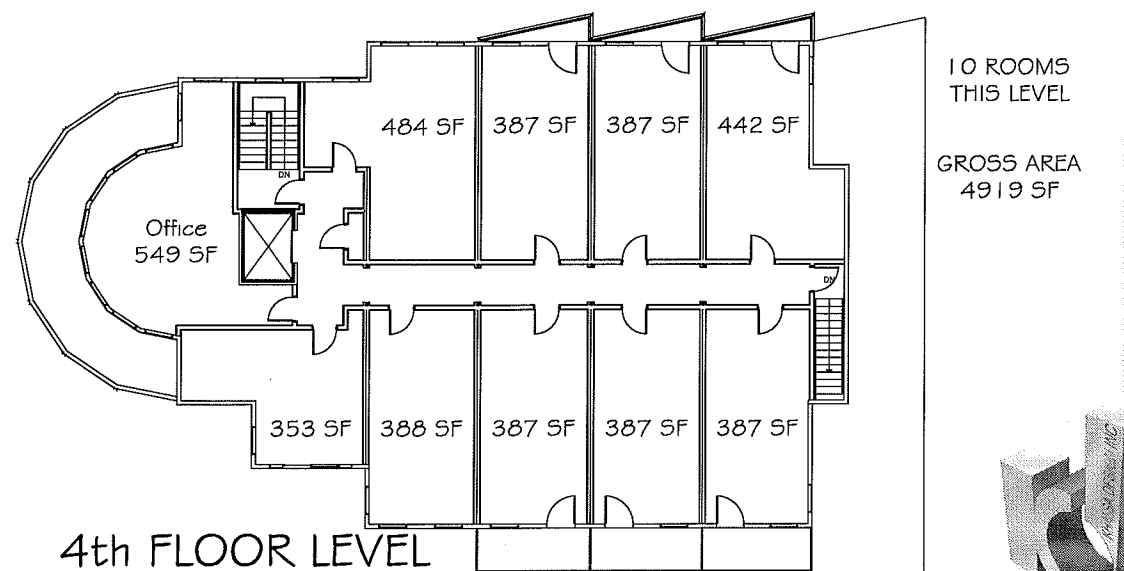
0 4' 8' 16'  
 SCALE: 3/32" = 1'-0"



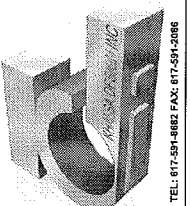
2nd FLOOR LEVEL



3rd FLOOR LEVEL



4th FLOOR LEVEL



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TEL: 617-581-8882 FAX: 617-581-2086

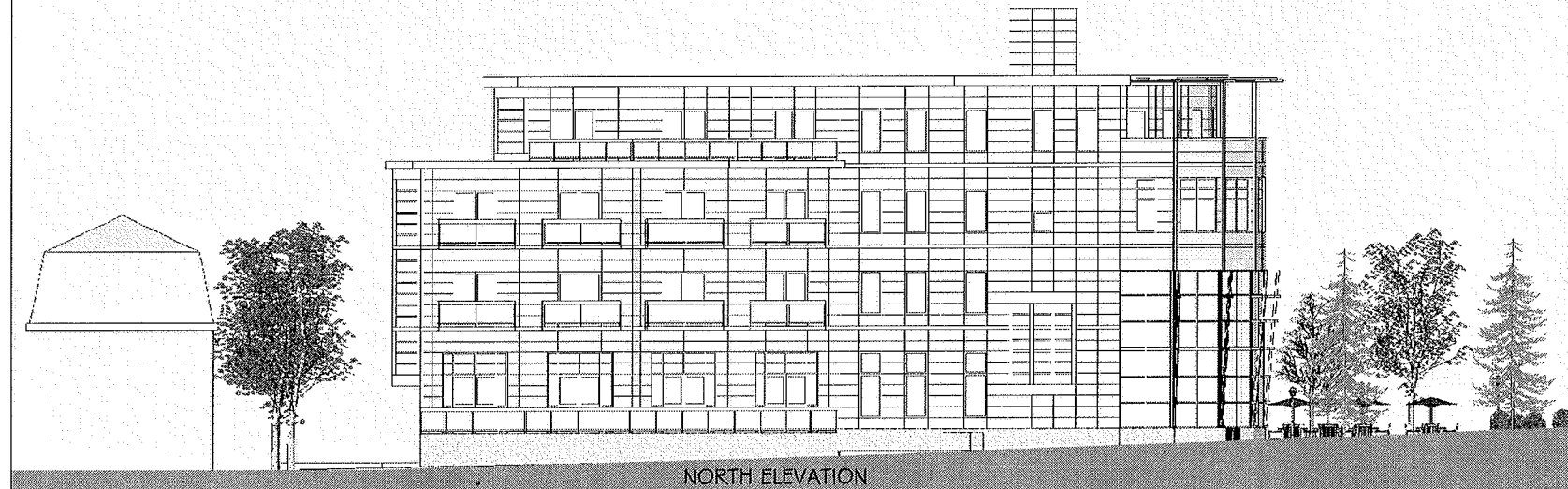




SOUTH ELEVATION



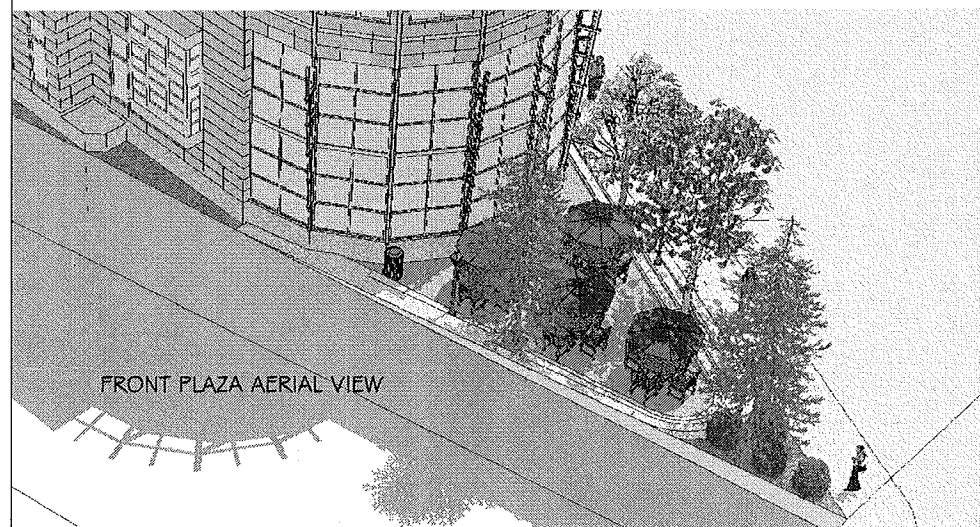
FRONTAL VIEW FROM BEACON STREET



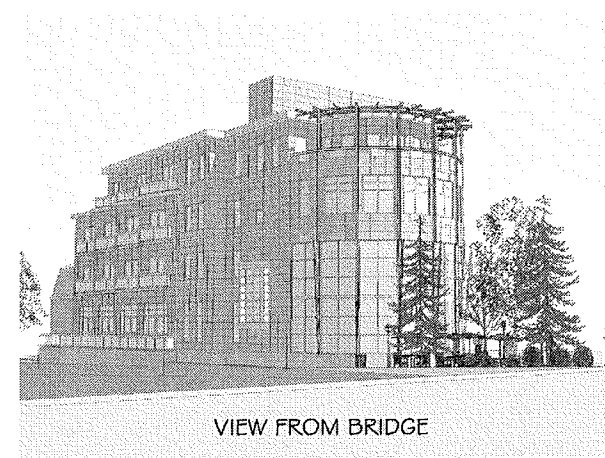
NORTH ELEVATION



REAR VIEW FROM BEACON STREET



FRONT PLAZA AERIAL VIEW



VIEW FROM BRIDGE



VIEW FROM MBTA TRACKS

